



PLANNING AND ZONING COMMISSION COMMUNICATION

August 21, 2018

SUBJECT: Hold public hearing and consider a recommendation regarding Case No. 18-03-PD to propose single-family residential development on 36.288 acres within the James Matson Survey, Abstract No.1080.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 18-03-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 36.288 acres in the James Matson Survey, Abstract No. 1080 located at Westpark Way and W. Pipeline Road from Single Family Detached Dwelling (R-1), Community Business (C-2), and Texas Highway 10 Multi-Use (TX-10) zoning districts to Planned Development (PD) zoning to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

- Table the Public Hearing
- Recommend approval of the request
- Recommend approval of the request with modifications
- Recommend denial of the request

SUMMARY OF SUBJECT:

Applicant: Lennar Homes

Location/Zoning: 36.288 acres located at Westpark Way and W. Pipeline Road. The property is currently zoned Single Family Detached Dwelling (R-1), Community Business (C-2) and Texas Highway 10 Multi-Use (TX-10) zoning districts. The request is to rezone

the whole property into a Planned Development (PD) zoning district to allow single family detached dwellings.

Project Description: Lennar Homes is the developer and homebuilder of five (5) subdivisions within the Riverwalk Planned Development zoning district during the past several years. Due to the strong home sales within these subdivisions and the strong market in Euless, the company has acquired additional property. They are seeking approval of a Planned Development ordinance for a one hundred eight (108) lot single-family subdivision with similar design standards as was approved in the RiverWalk Planned Development Ordinance. There are two occupied homesteads on the parcels associated with the rezoning.

Previously, on August 7, 2018, the Planning and Zoning Commission took public comment in a public hearing to discuss the impact on this project. Concerns brought forward through that meeting involved the level of traffic which may be generated by the development, drainage impact on upstream homes and the long-term preservation of a fifteen (15') foot buffer along the lots identified on Block A, Lots 1-14 of the development.

Zoning – The original Riverwalk Planned Development ordinance has been edited to create the proposed Planned Development zoning. Slight modifications have been made to the single-family development and design standards to increase the street widths.

Lots, Streets and Frontage Types – The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of thirty-one (31') feet of pavement. Sidewalks will be six (6') feet wide with a seven and one half (7.5') foot parkway with a variety of street tree types.

Identical to Riverwalk, the setback distances for the front yards are set at a minimum of fifteen (15') feet. This creates an effective setback distance of twenty-eight and a half (28.5') feet from the curb to the front building line. Garages must be a further seven (7') feet from the building line allowing full parking of vehicles without encroachment on the sidewalk.

The proposed subdivision contains 108 lots. Fifty-four (54) of these lots will be 7,800 SF or greater and have a lot dimension of sixty-five (65') feet in width and at least one hundred twenty (120') feet deep. The other fifty-four (54) lots will be 6,000 SF or greater and have a lot dimension of fifty (50') feet in width and at least one hundred twenty (120') feet deep. The lot layout is designed to accommodate the natural topography of the site. Therefore, the lots vary in size from 6,000 SF to over 15,000 SF, while meeting the standard described above of half the lots being 7,800 SF or greater and half the lots being 6,000 SF or greater. The median lot size in the subdivision is 7,840 SF. Lots along the existing neighborhood to the north (Block A, Lots 1 – 14) are deeper to accommodate a similar character of that neighborhood. An additional fifteen (15') foot buffer is established to the rear setback to preserve as many trees along the existing property line as possible. The street in front of the Block A lots is ten (10') below the grade of the rear property line of the Block A lots.

Open Space – There are five (5) open space lots associated with this development. These lots are primarily designed to preserve existing drainage areas and trees. The easternmost open space lot will have additional landscaping and sidewalks internal to the site.

Street trees of a variety of species will be planted throughout the parkway areas of the streets and maintained to accommodate emergency equipment.

Access – The subdivision will connect to existing neighborhoods with dead-end streets which were designed for future connectivity. Christopher Lane within the Park Hill Subdivision will be extended into the subdivision to the east. Coyote Drive in the Villas of Texas Star will be extended north. The subdivision will also connect to Westpark Way.

Infrastructure and Architectural Standards – The standards, with one exception, are the same as originally approved for the Riverwalk Planned Development including the single-family architectural standards. The exception is that any two-story structures will be single story at the rear elevations and will not have a second floor window that would face the home site behind a home. This provision would be of particular interest to the residents of the existing single-story residences to the north and any concerns about a loss of privacy.

Feedback –

- The developer will perform a traffic impact analysis of the proposed development as part of the engineering study associated with the platting of the project to assess the warrant of traffic control (traffic lights) for traffic interacting with Westpark Way.
- A full drainage study is being performed as per City Standards to understand how development will affect the floodplain within Hurricane Creek and the open space along the eastern edge of the development. Additionally, the creek area to the southwest– while not officially designated as a floodway or floodplain, is intended to remain undeveloped to maintain capacity for runoff from the development.
- The developer has agreed to place the fifteen (15') foot buffer along Block A as a reserved area from tree removal as part of the homeowner's association covenants. It would remain up to the homeowner's association in the future to enforce the preservation of the trees on individual properties.

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. XXXX
- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner